

**GOVERNMENT OF ANDHRA PRADESH**

**ABSTRACT**

Town Planning – Madanapalle Municipality –Change of land use from Industrial and Green Belt use to Residential use Sy.No.323/1 to 4, 325/2A & 2B, 326/1, 324/10 and 324/5P of B.K. Palle (V) to an extent of Ac.4.11875 cents - Draft variation – Confirmed – Orders –Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.Ms.No.** 29

**Dated: 27.01.2014.**

**Read the following:**

1. From DTCP, Hyd Lr.Roc.No.4753/2012/A, Dated 23.11.2012.
2. Govt. Memo No.27745/H1/2012-1, Dated: 30.11.2012.
3. From the Commissioner of Industries, Lr.No.29/1/2012/20644, Dated: 18.01.2013.
4. Govt. Memo No.27745/H1/2012-2, Dated: 18.04.2013
5. From DTCP Lr.Roc.No.4753/2012/A, Dated: 30.05.2013 & 22.10.2013
7. Govt. Memo No.27745/H1/2012-3, Dated: 19.11.2013.
8. From the Commissioner, Madanapalle Municipality, Lr.No.658/2008/G1 Dated: 16.01.2014.
9. From the Commissioner of Printing, A.P. Extraordinary Gazette No.791, Part-I, Dated: 28.11.2013.

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**ORDER:-**

The draft variation to the Madanapalle General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.447 MA., Dated.05.10.2001, issued in reference 7th read above, published in reference 9th read above. On publication, no objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in the reference 5th read above has informed that the applicant has paid an amount of Rs.81,000/- (Rupees Eighty one thousand only) towards Development or Conversion charges by way of SBI Bankers Cheque as per G.O.Ms.No.158 MA., Dated: 22-03-1996. Further in the reference 8<sup>th</sup> read above the Commissioner, Madanapalle Municipality has informed that the draft variation notification has been published in local editions of Praja Sakthi, the Telugu daily newspaper and Deccan Chronicle, the English daily newspaper on 20.12.2013. On publication no objections/ suggestions received from the general public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**Dr. S.K. JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Ananthapur.

The Commissioner, Madanapalle Municipality, Madanapalle.

Copy to:

The individual through the Commissioner, Madanapalle Municipality, Madanapalle.

The District Collector, Chittoor.

SC/SF.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Madanapalle Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.791, Part-I, dated: 28.11.2013 as required by clause (b) of the said section.

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**:: 2 ::**  
**VARIATION**

The site in R.S.No.323/1 to 4, 325/2A, 2B 326/1, 324/10, 325/5P to an extent of Ac.4.11875 cents of B.K. Palle (V), Madanapalle town, the boundaries of which shown in the schedule hereunder and which is earmarked for Industrial and Green Belt use in the General Town Planning Scheme (Master plan) of Madanapalle sanctioned in G.O.Ms.No.447 MA., Dated: 05.10.2001 is now designated for Residential use by variation of change of land use as the surrounding area is developing as residential area and on western side the Municipality has developed a BT Road and another industrial estate is developed at Valasapalli as an alternative, subject to providing 9.0 M buffer towards Northern, Eastern and Southern sides and also based on the Council Resolution No.447, Dated: 22.03.2012 as marked "A to X" in the revised part proposed land use map bearing G.T.P.No.3/2013/A available in the Municipal Office, Mandanapalle town, **subject to the following conditions that:**

1. The Existing 30'-0" road to be widened to 40'-0" as per Master Plan.
2. The applicant shall hand over the site affected in Master Plan road widening and also the 40'-0" wide Master Plan road passing through the site under reference to the Municipality through register gift deed at free of cost.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. The applicant shall not take up any development activity without prior approval of the Competent Authority.
9. 9.0 M buffer towards North and Southern side of the site shall be provided.
10. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUDNARIES**

North : Vacant Land S.No.324, 325/1 of B.K. Palle village.  
East : Vacant Lands in Sy.No.325/1 and 326/2 of B.K. Palle village.  
South : Vacant Lands in Sy.No.329 of B.K. Palle Village.  
West : Vacant Lands in Sy.No.314,322 & 324 of B.K. Palle village & existing 30'-0" Road (to be widened to 40'-0" as per Master Plan).

Dr. S.K. JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER.